

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE:
FINAL DESIGNATION OF REDEVELOPER FOR DISPOSITION OF
PARCEL 1B, IN MISSION HILL

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out this project which prohibit discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Patricia Bonner Turner has expressed an interest in and has submitted a satisfactory proposal for the development of Parcel 1B, and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Patricia Bonner Turner hereby receive Final Designation as Redeveloper of Parcel 1B, located 35B Hayden Street.
2. That it is hereby determined that Patricia Bonner Turner possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the "Authority" guidelines.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.
5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority, to execute and deliver a Land Disposition Agreement and Deed and any other instrument necessary to convey Parcel 1B, located at 35B Hayden Street, to Patricia Bonner Turner, said documents to be in the Boston Redevelopment Authority's usual form.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure: (Federal Form H-6004).



ALLEY

STREET

STREET

DEQUOT STREET

STREET

STREET

E. JORDA

STREET

STREET

STREET

SACHEM

STREET

SACHEM

STREET

PARKER HILL

STREET

STREET

DARLING

NEW ENGLAND
METHODIST HOSPITAL

ROBERT J. BISHOP
HOSPITAL

PARKING

AREA

OSWALD

AVENUE

ELLINGWOOD

PISHER

STREET

STREET

STREET

AVENUE

PARCELS 1A, 1B



PATRICIA BONNER TURNER

136 Fisher Avenue

Boston, MA 02120

W- 536-7940 ext 121

H- 232-5453

February 14, 1991

Mr. Stephen Coyle

Director

Boston Redevelopment Authority

9th Floor, City Hall

Boston MA 02201

RE: Letter of Intent

Dear Mr. Coyle:

Attached please find photographs, a Plot Plan and the Landscape Plan L-1, dated February 5, 1991 describing proposed improvements for Parcels 1-A and 1-B at 35A and 35B Hayden Street in the Mission Hill area of Roxbury. I am applying for Parcel 1B.

It is my intent to share the use of this property with our neighbors who are about to construct a new home at 29-31 Hayden Street. The site drops approximately ten feet across the 33' frontage, making the site unsuitable for parking or flat lawn construction.

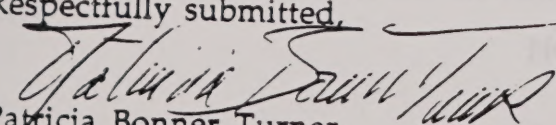
After detailed discussions with our new neighbors we have agreed that the best use of the property will be to construct a planted embankment connecting the two properties. To share the expense of slope construction, we have agreed to establish a new grade of approximately 46" at the mid point between parcels 1-A and 1-B.

Treatment of the slope will be a heavy covering of bark mulch, with plantings of evergreen trees and deciduous shrubs to stabilize the slope and reduce the long term maintenance. The result will be an attractive and defined edge to the upper Bonner-Turner property, and a planted embankment facing the front door of the 31 Hayden Street property.

We have been assisted in the preparation of the plans and estimates by the firm of: WEINMAYR ASSOCIATES, INC., Landscape Architects & Planners, 7 South Street, Somerville, MA 02143, (617) 354-8700. Following are the projected development costs:

no	item	quant	unit	unit cost	total
1.	Clearing and Grading	3,000	SF	1.00	3,000.00
2.	3" Bark Mulch	3,000	SF	0.50	1,500.00
3.	Evergreen Trees	10	EA	.75	750.00
4.	Deciduous Shrubs	50	EA	20.00	1,000.00
	TOTAL				\$6,250.00
5.	Cost to be divided equally between adjacent owners	2	EA		\$3,125.00

Respectfully submitted,


Patricia Bonner Turner

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: PATRICIA BONNER-TURNER
- b. Address of Redeveloper: 136 FISHER AVENUE, ROXBURY, MA 02120-3321
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

In MISSION HILL AREA -ROXBURY

In the City of BOSTON State of MASSACHUSETTS
is described as follows.

Parcel 1B in the Mission Hill neighborhood of Roxbury, is 1,631 square feet of vacant, rubble filled land located at 35B Hayden Street, near the New England Baptist Hospital. Photographs have been enclosed in attachment 1, to provide the reader with a visual reference on the condition of the land. A Plot Plan for the vacant lot has also been enclosed in attachment 2. Proposed improvements have been described in the Letter of Intent and in the attachment 3 the Landscape Plans L-1 and L-2.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operated under the laws of

☐ A corporation

☐ A non profit or charitable institution or corporation

☐ A partnership know as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

NOT APPLICABLE

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

NOT APPLICABLE

5. Names, address, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

NOT APPLICABLE

Redeveloper is a corporation, the officers, directors or trustees, and each stockholder having an interest of more than 10% of any class of stock.

- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each stockholder having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

NOT APPLICABLE

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 who gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 30% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

NOT APPLICABLE

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

NOT APPLICABLE

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

NOT APPLICABLE. See Letter.

1. If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in Item 5 and in Items 6 and 7 is not required to be furnished.

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation. \$
- d. Cost per dwelling unit of any residential rehabilitation. \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
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After detailed discussions with the neighbors who intend to build a house in the adjoining lots at 29-31 Hayden Street, we have agreed that the best use of the property(parcels 1A & 1B) would be to construct a planted embankment connecting the two properties. Please see the attached letter of intent for cost estimates to clear and landscape the property at 35A & 35B Hayden Street.

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

NOT APPLICABLE

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Patricia Bonner-Turner certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

Dated: February 14, 1991

Patricia Bonner-Turner
Signature

Dated: _____

Home owner
Title

Signature

Title

136 Fisher Avenue, Roxbury, MA 02120
Address and ZIP Code

Address and ZIP Code

1 If the Redeveloper is an individual, this statement should be signed by each individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

2 Penalty for False Certifications: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or, for a person, imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY
(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development
Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper: PATRICIA BONNER-TURNER

b. Address and ZIP Code of Redeveloper: 136 FISHER AVENUE, ROXBURY, MA 02119

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY
(Name of Local Public Agency)

in BACK OF THE HILL MISSION HILL AREA
(Name of Urban Renewal or Redevelopment Project Area)

in the City of ROXBURY, BOSTON, State of MASSACHUSETTS

is described as follows:
Parcel 1R in the Mission Hill neighborhood of Roxbury, is
1,631 square feet of vacant, rubble filled land located at
35R Mayden Street.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

NOT APPLICABLE

4. a. The financial condition of the Redeveloper, as of February 14, 1991
is as reflected in the attached financial statement.
(NOTE: Attach to this statement a certified financial statement showing the assets and liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

SEE ATTACHED BANK STATEMENTS

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

BANK OF BOSTON

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

NOT APPLICABLE

1/09
68
N



MS PATRICIA BONNER-TURNER
136 FISHER AVE
BOSTON MA 02120

715-18402

STATEMENT DATE	ACCOUNT NO.	ACCOUNT TYPE	PREVIOUS BALANCE	DEPOSITS & CREDITS	CHECKS, WITHDRAWALS, CHARGES	NEW BALANCE
2/07/91	715-18402	CHECK W/ INT	2,413.84	3,037.04	1,313.31	4,1

ADVANCE ACCOUNT SUMMARY	ANNUAL PERCENTAGE RATE	DAILY PERIODIC RATE	ON PRINCIPAL BALANCE OF	PRINCIPAL BALANCE	FINANCE CHARGE	NEW BALANCE OUTSTANDING	CREDIT LINE	CREDIT AVAILABLE

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

Bank of Boston
210 Berkeley Street
Boston, MA 02116

AMOUNT

\$

\$4,137.57

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

NOT APPLICABLE

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LENS

\$

NOT APPLICABLE

7. Names and addresses of bank references:

See item 6a above

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5.6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

NOT APPLICABLE

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

1. Landscaped property at 61 Charlotte St. Dorchester.
Started 4/85 completed 6/85
2. Built a 2 family duplex at 134 & 136 Fisher and Hayden St
Started 2/89 completed 6/89.
3. Landscaped property at 136 Fisher & Hayden Streets.
Started 4/90 completed 7/90. See attached photographs.

Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

NOT APPLICABLE. THIS IS A LANDSCAPING PROJECT.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

NOT APPLICABLE

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

NOT APPLICABLE

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?
If Yes, explain:

☐ YES ☒ NO

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____

General description of such work:

NOT APPLICABLE

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

NOT APPLICABLE

- NOT APPLICABLE

- ☐
- YES
- ☒
- NO

- ☐ YES ☒ NO

- CERTIFICATION

1 (18c) 1

Patricia Bonner-Turner

Patricia Bonner-Turner

Dated February 14, 1991

Dated:

Signature

Home owner

Ticker

Signature

Time

136 Fisher Avenue, Roxbury, MA 02120
Address and ZIP Code

Address and ZIP Code

1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation, if a
individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary,
one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or more
than five years, or both, for knowingly and willfully making or using any false writing or document know-
ing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any department
of the United States.

**DISCLOSURE STATEMENT CONCERNING BENEFICIAL
INTEREST PROVIDED BY SECTION 40F OF
CHAPTER 7 OF THE GENERAL LAWS**

- (1) Location: PARCEL 12 LOCATED AT 35B Fisher Avenue, Roxbury.
- (2) Grantor or Lessor: BOSTON REDEVELOPMENT AUTHORITY
- (3) Grantee or Lessee: PATRICIA BONNER-TURNER
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest (including the amount of their beneficial interest accurate to within one-half percent) in the above-listed property are listed below in compliance with the provisions of Section 40F of Chapter 7 (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE INTEREST</u>
Patricia Bonner-Turner	136 Fisher Ave. Roxbury	100%

- (5) The undersigned also acknowledged and states that none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury.

Signature: *Patricia Bonner-Turner*

Date: 2/14/91

MEMORANDUM

MAY 20, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
THEODORE S. CHANDLER, ACTING DIRECTOR

FROM: THOMAS J. O'MALLEY, ASSISTANT DIRECTOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
ROBERT B. MCGILVRAY, CHIEF OF REHAB

SUBJECT: MISSION HILL NEIGHBORHOOD AREA, FINAL DESIGNATION OF
PARCEL 1B LOCATED AT 35B HAYDEN STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY FINALLY DESIGNATE PATRICIA BONNER TURNER OF 136 FISHER AVENUE, BOSTON, AS REDEVELOPER OF PARCEL 1B, LOCATED AT 35B HAYDEN STREET IN THE MISSION HILL NEIGHBORHOOD. THE PARCEL CONTAINS APPROXIMATELY 1,631 SQUARE FEET OF VACANT LAND.

In late 1990, development interest was expressed in a vacant BRA owned parcel of land in the Mission Hill neighborhood, by two abutters. The vacant land is located along Hayden Street, which has a decided slope downhill from Fisher Avenue.

On January 16, 1991 the BRA voted to subdivide the parcel into two small parcels, 1A and 1B, and advertise for developer interest.

One proposal was received for Parcel 1B from an abutter. Patricia Bonner Turner, whose home at 136 Fisher Avenue abuts Parcel 1B, has proposed to develop the vacant land by landscaping the slope with a planted embankment that will connect the two parcels, and at the same time retard the erosion of her land down the slope. The plan will require removal of existing rubble and debris and result in an attractive connector between the Bonner Turner property and the planned new housing construction next door.

The developer has also submitted plot plans for the new parcel and has final landscaping plans and specifications.

Since the property was originally acquired from HUD in 1979, and has a current tax liability of over \$15,600, it has been determined that the developers will each pay the BRA a pro rata share of the back taxes on this 11,602 square foot parcel, which will amount to approximately \$1.35 per square foot for Parcel 1A, 1B, and 1C.

It is therefore recommended that the Authority designate Patricia Bonner Turner as redeveloper of Parcel 1B (35B Hayden Street) containing approximately 1,631 square feet of area, in the Mission Hill Neighborhood Area, as shown on the attached map, for purposes of landscaped open space.

An appropriate resolution is attached.

